

Private Residential Tenancies Board

Determination Order

Ref: DR1215-22976

In the matter of Michelle Moran, Gosia Stepien, Donal Behal [Applicant Tenants] and Patricks Unity Limited [Respondent Landlord] the Private Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Applicant Tenant's application regarding rent more than market rate, in respect of the tenancy of the dwelling at Apartment 8, St. Patricks House, Alfred Street, Cork, is upheld.
2. Market Rent for the above dwelling is €1475 per month
3. The Applicant Tenants shall pay the increased monthly rental sum of €1475 per month to the Respondent Landlord with effect from the validly notified date in January 2016, unless lawfully varied, and any other charges as set out in the terms of the tenancy agreement for each month or part thereof until such time as they vacate the above dwelling.
4. The Respondent Landlord shall refund the entire of the security deposit of €1200 to the Applicant Tenants upon the Applicant Tenants vacating and giving up possession of the above dwelling, less any amounts properly withheld in accordance with the provisions of the Act.

This Order was made by the Private Residential Tenancies Board on 11 March 2016.



Tim Ryan
Board Member

Duly authorised to sign on behalf of the Board



Janette Fogarty
Assistant Director

Duly authorised to sign on behalf of the Board